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# Royal Oak Retail Spaces for Lease\_Jan 2022

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1/7/2022

PREPARED BY:



**City of Royal Oak**

203 S Troy St  
Royal Oak, MI 48067

**Todd Fenton**

Economic Development Manager  
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# Lease Availability Report

## 612 E 4th St

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1971
RBA:	5,440 SF
Floors:	1
Typical Floor:	5,440 SF

### AVAILABILITY

Min Divisible:	5,440 SF
Max Contig:	5,440 SF
Total Available:	5,440 SF
Asking Rent:	\$23.50/FS

### EXPENSES PER SF

Taxes:	\$2.18 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Direct	5,440	5,440	5,440	\$23.50/FS	Vacant	Negotiable

Colliers - Steven Badgero (248) 226-1812, Peter J. Kepic, Jr. (248) 226-1842

• Up to 5,440 SF Available • 19 Free Onsite Parking Spaces • Walkable to Over 50 Restaurants and Bars • Free Municipal Parking • Within Minutes of I-75 / I-696

### LEASING COMPANY

Company:	Colliers
Contacts:	Steven Badgero (248) 226-1812, Peter J. Kepic, Jr. (248) 226-1842

### SALE

Last Sale:	Sold on Jun 4, 2008 for \$585,000 (\$107.54/SF)
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### AMENITIES

Air Conditioning, Signage

### TRANSPORTATION

Parking:	20 Surface Spaces are available; Ratio of 3.68/1,000 SF
Airport:	20 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (75)
Transit Score ®:	Minimal Transit (0)

# Lease Availability Report

## 612 E 4th St

Royal Oak, MI 48067 - Royal Oak Submarket



### KEY TENANTS

Tomkiw Dalton	5,440 SF	Premier Communication	1,000 SF
Seven Stone Management	900 SF	Redmond, PLC	600 SF
Advantage Computer Consulting	450 SF		

### BUILDING NOTES

Very nice small office building. Perfect for lawyers, CPA, insurance, mortgage or real estate office.

# Lease Availability Report

## 411 W 4th St

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Year Built:	2010
GLA:	1,204 SF
Floors:	1
Typical Floor:	1,204 SF

### AVAILABILITY

Min Divisible:	1,204 SF
Max Contig:	1,204 SF
Total Available:	1,204 SF
Asking Rent:	\$35.00/NNN

### EXPENSES PER SF

Taxes:	\$37.08 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,204	1,204	1,204	\$35.00/NNN	30 Days	1 - 10 Yrs
Thomas Hospitality Group - Michael Scheid (248) 866-4855								
Fully built out hair and nail salon								

### LEASING COMPANY

Company:	Thomas Hospitality Group
Contacts:	Michael Scheid (248) 866-4855

### TRAFFIC & FRONTAGE

Traffic Volume:	15,702 on South Main Street & E 4th St (2020)
	7,195 on S Center St & W 4th St (2018)

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (81)
Transit Score ®:	Minimal Transit (0)



# Lease Availability Report

## 1200-1208 E 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	1960
GLA:	5,000 SF
Floors:	1
Typical Floor:	5,000 SF
Docks:	None

### AVAILABILITY

Min Divisible:	700 SF
Max Contig:	1,850 SF
Total Available:	2,550 SF
Asking Rent:	\$17.08 - \$24.00/MG

### EXPENSES PER SF

Taxes:	\$2.19 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Space 2	Retail	Direct	700	700	700	\$24.00/MG	Negotiable	Negotiable
Armada Real Estate - Bob Richardson (248) 855-1221 X228									
P 1st	Space 1	Retail	Direct	1,850	1,850	1,850	\$17.08/MG	Negotiable	Negotiable
Armada Real Estate - Bob Richardson (248) 855-1221 X228									

### LEASING COMPANY

Company:	Armada Real Estate
Contacts:	Bob Richardson (248) 855-1221 X228

### SALE

Last Sale:	Sold on Apr 26, 2004 for \$585,000 (\$117.00/SF)
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### AMENITIES

Pylon Sign
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### KEY TENANTS

Edgemont Creative	500 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	17,803 on E 11 Mile Rd & N Rembrandt Ave (2020)
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# Lease Availability Report

**1200-1208 E 11 Mile Rd**  
Royal Oak, MI 48067 - Royal Oak Submarket



**TRAFFIC & FRONTAGE**

	23,079 on E 11 Mile Rd & N Altadena Ave (2018)
Frontage:	125' on 11 Mile Rd

Made with TrafficMetrix® Products

**TRANSPORTATION**

Parking:	14 free Surface Spaces are available; Ratio of 2.80/1,000 SF
Airport:	19 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (66)
Transit Score ®:	Minimal Transit (0)

**BUILDING NOTES**

Retail center just east of Woodward Ave. 5,000 square-feet with extra land to develop. Tenants: Cingular Wireless, H&R Block, Burns Floors and Madison Heating.

# Lease Availability Report

## 1321-1325 E 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Retail
Tenancy:	Multiple
Year Built:	1949
GLA:	6,760 SF
Floors:	1
Typical Floor:	6,760 SF
Docks:	None

### AVAILABILITY

Min Divisible:	2,000 SF
Max Contig:	4,360 SF
Total Available:	4,360 SF
Asking Rent:	\$15.00/NNN

### EXPENSES PER SF

Taxes:	\$1.81 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1325	Retail	Direct	2,000 - 4,360	4,360	4,360	\$15.00/NNN	Vacant	Negotiable
KJ Commercial - David Jappaya (248) 851-8900, Kevin Jappaya, CCIM (248) 851-8900 X101									

### LEASING COMPANY

Company:	KJ Commercial
Contacts:	David Jappaya (248) 851-8900, Kevin Jappaya, CCIM (248) 851-8900 X101

### SALE

Last Sale:	Sold on Sep 14, 2011 for \$200,000 (\$29.59/SF)
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### KEY TENANTS

Domino's Pizza	500 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	17,803 on E 11 Mile Rd & N Rembrandt Ave (2020)
	21,205 on E 11 Mile Rd & N Campbell Rd (2018)
Frontage:	182' on E 11 Mile Rd
	122' on N Vermont Ave

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# Lease Availability Report

**1321-1325 E 11 Mile Rd**  
Royal Oak, MI 48067 - Royal Oak Submarket



**TRANSPORTATION**

Parking:	26 free Surface Spaces are available; Ratio of 3.85/1,000 SF
Airport:	19 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Minimal Transit (0)

**BUILDING NOTES**

1321-1325 E 11 Mile Rd is a 6800-square foot freestanding building zoned Neighborhood Business with parking for approximately 26 cars. The property is currently being renovated with a new red brick elevation and complete remodel of the inside including remodeled ceilings and drywall. The property is close to the freeway interchange of 2 major freeways on a high traffic street. The property is 1/2 mile to I-75 and 3/4 mile to downtown Royal Oak.

# Lease Availability Report

## 511 W 11 Mile Rd

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1946
GLA:	7,273 SF
Floors:	1
Typical Floor:	7,273 SF
Docks:	None

### AVAILABILITY

Min Divisible:	7,273 SF
Max Contig:	7,273 SF
Total Available:	7,273 SF
Asking Rent:	Withheld

### EXPENSES PER SF

Taxes:	\$1.50 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	7,273	7,273	7,273	Withheld	Vacant	Negotiable

Howard Schwartz Commercial Real Estate, LLC - Howard M. Schwartz (248) 538-4800 X202

### LEASING COMPANY

Company:	Howard Schwartz Commercial Real Estate, LLC
Contacts:	Gordon Denha (248) 353-5400, Howard M. Schwartz (248) 538-4800 X202

### TRAFFIC & FRONTAGE

Traffic Volume:	611 on S West St & W 3rd St (2020)
	19,337 on 11 Mile Rd & N Lafayette Ave (2018)
Frontage:	242' on 11 Mile Rd
	122' on Laurel St
	113' on West St

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	45 free Surface Spaces are available; Ratio of 6.19/1,000 SF
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (85)
Transit Score ®:	Minimal Transit (0)



# Lease Availability Report

## 824-826 W 11 Mile Rd - 826 West 11 Mile Road

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1950
GLA:	3,162 SF
Floors:	1
Typical Floor:	3,162 SF
Docks:	None

### AVAILABILITY

Min Divisible:	2,000 SF
Max Contig:	2,000 SF
Total Available:	2,000 SF
Asking Rent:	\$18.00/NNN

### EXPENSES PER SF

Taxes:	\$2.93 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	826	Retail	Direct	2,000	2,000	2,000	\$18.00/NNN	Vacant	Negotiable

Gerdorm Realty & Investment - Joel N. Karboske (248) 242-6766

Contact Agent for more details.

### LEASING COMPANY

Company:	Gerdorm Realty & Investment
Contacts:	Joel N. Karboske (248) 242-6766

### TRAFFIC & FRONTAGE

Traffic Volume:	18,556 on 11 Mile Rd & Oakdale St (2018)
	65,814 on Woodward Ave & W 4th St (2020)
Frontage:	35' on 11 Mile Rd

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	12 free Surface Spaces are available; Ratio of 3.94/1,000 SF
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (80)
Transit Score ®:	Minimal Transit (0)



# Lease Availability Report

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## 824-826 W 11 Mile Rd - 826 West 11 Mile Road

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING NOTES

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This 2,000 SF former dentist office is ideal for office or retail use. The building is walking distance to downtown Royal Oak's shops and restaurants. Located less than a mile from Woodward Avenue and minutes from I-696 and I-75, the space is easily accessible and benefits from Royal Oak's dense residential population.

# Lease Availability Report

## 209-221 E 12 Mile Rd - CVS Center

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Drug Store
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1992; Renov 2000
GLA:	16,204 SF
Floors:	1
Typical Floor:	16,204 SF
Docks:	None

### AVAILABILITY

Min Divisible:	1,140 SF
Max Contig:	1,140 SF
Total Available:	1,140 SF
Asking Rent:	\$16.00/NNN

### EXPENSES PER SF

Taxes:	\$1.64 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,140	1,140	1,140	\$16.00/NNN	Vacant	Negotiable
Colliers - Lou Frango (248) 540-1000								

### LEASING COMPANY

Company:	Colliers
Contacts:	Lou Frango (248) 540-1000

### AMENITIES

Pylon Sign, Signage

### KEY TENANTS

CVS Pharmacy	8,102 SF	Kabob G, Inc	1,800 SF
Tiffany's Training, LLC	1,200 SF	Jaskiewicz Corporate Enterprises	1,140 SF
Cookie Cutters Haircuts For Kids	500 SF		

### TRAFFIC & FRONTAGE

Traffic Volume:	6,328 on North Washington Avenue & W Derby Ave (2020)
	17,657 on N Main St & Detroit Ave (2018)
Frontage:	319' on 12 Mile Rd

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# Lease Availability Report

**209-221 E 12 Mile Rd - CVS Center**  
Royal Oak, MI 48073 - Royal Oak Submarket



**TRAFFIC & FRONTAGE**

164' on Rochester Rd
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Made with TrafficMetrix® Products

**TRANSPORTATION**

Parking:	70 free Surface Spaces are available; Ratio of 4.01/1,000 SF
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (58)
Transit Score ®:	Minimal Transit (0)

**BUILDING NOTES**

- CVS Anchored with Subway as a Co-Tenant - Excellent Demographics and Rooftops - Great Neighborhood Location with Excellent Visibility and Monument Signage

# Lease Availability Report

## 1800 W 14 Mile Rd - K & S Mall

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1972
GLA:	14,067 SF
Floors:	1
Typical Floor:	14,067 SF
Docks:	None

### AVAILABILITY

Min Divisible:	1,130 SF
Max Contig:	1,130 SF
Total Available:	1,130 SF
Asking Rent:	\$12.00/MG

### EXPENSES PER SF

Taxes:	\$1.22 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,130	1,130	1,130	\$12.00/MG	Vacant	3 - 5 Yrs

Thomas Duke Company - Andrew Battersby (248) 476-3700, Andrew Goble (248) 476-3700

### LEASING COMPANY

Company:	Thomas Duke Company
Contacts:	Andrew Battersby (248) 476-3700, Andrew Goble (248) 476-3700

### AMENITIES

24 Hour Access, Air Conditioning, Property Manager on Site, Pylon Sign, Signage, Tenant Controlled HVAC

### KEY TENANTS

K & S Investment Group, Inc.	3,000 SF	Reliable Realty Group, LLC	3,000 SF
Penn's Thai Kitchen Catering	1,407 SF	Prime Wireless	1,407 SF
AT&T Wireless	1,000 SF	PKSA Karate Royal Oak	1,000 SF

### TRAFFIC & FRONTAGE

Traffic Volume:	25,650 on E 14 Mile Rd & Hillcrest Ave (2020)
	29,898 on N Crooks Rd & Shenandoah Dr (2020)
Frontage:	149' on W 14 Mile Rd

Made with TrafficMetrix® Products

# Lease Availability Report

## 1800 W 14 Mile Rd - K & S Mall

Royal Oak, MI 48073 - Royal Oak Submarket



### TRANSPORTATION

Parking:	44 free Surface Spaces are available; Ratio of 3.19/1,000 SF
Airport:	29 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (79)
Transit Score ®:	Minimal Transit (0)

### BUILDING NOTES

Well maintained building with Common area hallway with public bathrooms. Adjacent businesses include Dunkin Donuts and Gordon Food Service. Easy access to I-75 and I-696 and Woodward Avenue. Minutes from Troy and Birmingham. Building Signage and Pylon Signage available. Approximately spaces 40 spaces.

# Lease Availability Report

## 2416-2424 W 14 Mile Rd

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1963
GLA:	4,200 SF
Floors:	1
Typical Floor:	4,200 SF
Docks:	None

### AVAILABILITY

Min Divisible:	2,400 SF
Max Contig:	2,400 SF
Total Available:	2,400 SF
Asking Rent:	Withheld

### EXPENSES PER SF

Taxes:	\$1.35 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,400	2,400	2,400	Withheld	Vacant	Negotiable
Armada Real Estate - Bob Richardson (248) 855-1221 X228 \$2000/month								

### LEASING COMPANY

Company:	Armada Real Estate
Contacts:	Bob Richardson (248) 855-1221 X228

### SALE

Last Sale:	Sold on Dec 6, 2001 for \$450,000 (\$107.14/SF) at 8.68% Cap
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### AMENITIES

Signage

### KEY TENANTS

14 Mile Complete Auto Repair Inc	2,200 SF	State Farm	1,950 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	4,277 on Delemere Ave & Parmenter Blvd (2020)
	56,359 on Coolidge Hwy & E 14 Mile Rd (2018)
Frontage:	76' on 14 Mile

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# Lease Availability Report

**2416-2424 W 14 Mile Rd**  
Royal Oak, MI 48073 - Royal Oak Submarket



**TRAFFIC & FRONTAGE**

65' on Leafdale Blvd
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Made with TrafficMetrix® Products

**TRANSPORTATION**

Parking:	13 free Surface Spaces are available; Ratio of 3.10/1,000 SF
Airport:	28 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (73)
Transit Score ®:	Minimal Transit (0)

**BUILDING NOTES**

N. Side of 14 Mile Road, E. of Coolidge Highway.

# Lease Availability Report

## 403-415 S Center St

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Retail Condo
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1972
GLA:	36,708 SF
Floors:	2
Typical Floor:	18,354 SF
Docks:	None

### AVAILABILITY

Min Divisible:	2,450 SF
Max Contig:	2,450 SF
Total Available:	2,450 SF
Asking Rent:	\$23.00/NNN

### EXPENSES PER SF

Taxes:	\$2.09 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	405	Retail	Direct	2,450	2,450	2,450	\$23.00/NNN	Vacant	3 - 5 Yrs

Atesian Properties - Ara Atesian (248) 362-2870

Great space in downtown Royal Oak. Loft look with exposed duct work and tall ceilings.

### LEASING COMPANY

Company:	Atesian Properties
Contacts:	Ara Atesian (248) 362-2870

### SALE

Last Sale:	Sold on Jun 10, 2015 for \$1,150,000 (\$31.33/SF)
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### AMENITIES

Signage

### KEY TENANTS

Douglas J Aveda Institute	21,292 SF	Good Company Realty	1,500 SF
TITLE Boxing Club	1,500 SF	Jim Shaffer & Associates	500 SF

### TRAFFIC & FRONTAGE

Traffic Volume:	7,195 on S Center St & W 4th St (2018)
	18,828 on S Main St & E 6th St (2020)

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# Lease Availability Report

## 403-415 S Center St

Royal Oak, MI 48067 - Royal Oak Submarket



### TRAFFIC & FRONTAGE

Frontage:	57' on 4th St
	68' on 5th St
	255' on Center St

Made with TrafficMetrix® Products

### TRANSPORTATION

Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (81)
Transit Score ®:	Minimal Transit (0)

### BUILDING NOTES

25-21-239-011 and 25-21-239-015

# Lease Availability Report

## 5150 Coolidge Hwy - Meijer

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1994
GLA:	212,741 SF
Floors:	1
Typical Floor:	212,741 SF

### AVAILABILITY

Min Divisible:	708 SF
Max Contig:	708 SF
Total Available:	708 SF
Asking Rent:	Withheld

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	G	Retail	Direct	708	708	708	Withheld	30 Days	Negotiable

Meijer Realty Company - Victoria Hansen (616) 791-2702

### LEASING COMPANY

Company:	Meijer Realty Company
Contacts:	Jennifer Bonney (616) 791-2702, Victoria Hansen (616) 791-2702

### KEY TENANTS

Meijer	238,331 SF	Subway	1,250 SF
Citizens Bank	1,000 SF	B K Nails	500 SF

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### TRAFFIC & FRONTAGE

Traffic Volume:	7,615 on Delemere Ave & Meijer Dr (2018)
	56,359 on Coolidge Hwy & E 14 Mile Rd (2018)

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	1,120 Surface Spaces are available; Ratio of 5.27/1,000 SF
Airport:	30 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (50)
Transit Score ®:	Minimal Transit (0)

# Lease Availability Report

## 401 S Lafayette Ave

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Bar/Nightclub
Tenancy:	Single
Year Built:	1965
GLA:	8,544 SF
Floors:	2
Typical Floor:	4,272 SF
Docks:	None

### AVAILABILITY

Min Divisible:	5,176 SF
Max Contig:	5,176 SF
Total Available:	5,176 SF
Asking Rent:	\$30.00/NNN

### EXPENSES PER SF

Taxes:	\$3.40 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	5,176	5,176	5,176	\$30.00/NNN	30 Days	Negotiable

Colliers - Steven Badgero (248) 226-1812, Robert L. Badgero (248) 226-1810

Turk-key restaurant opportunity. Frontage on 4th Street and S Lafayette Avenue in Downtown Royal Oak.

### LEASING COMPANY

Company:	Colliers
Contacts:	Steven Badgero (248) 226-1812, Robert L. Badgero (248) 226-1810

### SALE

Last Sale:	Sold on Feb 12, 2013 for \$900,000 (\$105.34/SF)
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### AMENITIES

Bus Line, Commuter Rail

### KEY TENANTS

Bistro 82 Pla Bistro	7,004 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	5,886 on W 4th St & S Washington Ave (2018)
	5,142 on West 4th Street & S West St (2020)
Frontage:	47' on 4th St

Made with TrafficMetrix® Products

# Lease Availability Report

**401 S Lafayette Ave**  
Royal Oak, MI 48067 - Royal Oak Submarket



**TRAFFIC & FRONTAGE**

83' on Lafayette Ave
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Made with TrafficMetrix® Products

**TRANSPORTATION**

Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (87)
Transit Score ®:	Minimal Transit (0)



# Lease Availability Report

## 360 N Main St - Main North

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Class B Office Co...
Tenancy:	Multiple
Year Built:	2006
RBA:	57,844 SF
Floors:	4
Typical Floor:	28,500 SF
Core Factor:	14%

### AVAILABILITY

Min Divisible:	3,000 SF
Max Contig:	3,062 SF
Total Available:	6,062 SF
Asking Rent:	\$30.00/NNN

### EXPENSES PER SF

Taxes:	\$1.22 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	3,000	3,000	3,000	\$30.00/NNN	30 Days	Negotiable

A.F. Jonna Development & Management Co. - Austin Armstrong (248) 593-6200

### LEASING COMPANY

Company:	Cushman & Wakefield
Contacts:	Garrett C. Keais (248) 358-6112, John Van Noord (248) 358-6106

### SALE

Last Sale:	Portfolio of 2 Properties in Royal Oak, MI Sold on May 17, 2013 for \$4,700,000 (\$73.46/SF)
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### AMENITIES

Property Manager on Site, Restaurant

### TRANSPORTATION

Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Minimal Transit (0)

### KEY TENANTS

Women First Ob/Gyn Center	8,952 SF	Sparks Exhibits Environments Corp	7,000 SF
CareerBuilder	3,804 SF	Hulu	3,794 SF
Airfoil	3,000 SF	City Tavern	3,000 SF

# Lease Availability Report

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## 360 N Main St - Main North

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING NOTES

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This property represents the office space at 360 N Main St. Most prominent development in Royal Oak. Opened late 2006. Mixed use center with restaurants and the like on ground floor. Residential above. Entire 4th floor offers office space. Conveniently walk to downtown. Highly finished and youthful. On-site parking garage. Building offers 27,517 sq. ft. of office space and 30,327 sq. ft. of retail space, for a total of 57,844sf.

# Lease Availability Report

## 400 N Main St - Hyatt Place Detroit / Royal Oak

Royal Oak, MI 48067 - Auburn Hills/Madison Heights Submarket



### BUILDING

Type:	Hotel
Year Built:	2018
Rooms:	123
GBA:	97,500 SF
Floors:	5
Typical Floor:	14,655 SF

### AVAILABILITY

Min Divisible:	100 SF
Max Contig:	5,000 SF
Total Available:	9,624 SF
Asking Rent:	\$30.00/NNN

### EXPENSES PER ROOM

Taxes:	\$7,751.12 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	4,624	4,624	4,624	\$30.00/NNN	60 Days	Negotiable
Landmark Commercial RE Services - Louis J. Ciotti (248) 488-2620 X110, Anthony Vitale (248) 488-2620, Scott Sonenberg (248) 488-2620 X125 + 1800 SF Outdoor Patio								

### LEASING COMPANY

Company:	CG Emerson Real Estate Group
Contacts:	Greg Cooksey (248) 770-5533

### AMENITIES

Business Center, Fitness Center, Meeting Event Space, Pool, Restaurant, Shuttle Service

### TRANSPORTATION

Parking:	144 Surface Spaces are available; 1.2 per Room
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (90)
Transit Score ®:	Minimal Transit (0)

### KEY TENANTS

Hyatt Place	92,876 SF	Regus	19,500 SF
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# Lease Availability Report

## Icon on Main - 480 N Main St

Royal Oak, MI 48067 - Downtown Royal Oak Submarket



### BUILDING

Type:	Mid-Rise Apartme...
Year Built:	2019
Units:	91
GBA:	113,820 SF
Floors:	8
Rent Type:	Market
Market Segment:	All

### AVAILABILITY

Min Divisible:	8,200 SF
Max Contig:	8,200 SF
Total Available:	8,200 SF
Asking Rent:	\$30.00/NNN

### EXPENSES PER UNIT

Taxes:	\$10,476.79 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	8,200	8,200	8,200	\$30.00/NNN	Vacant	Negotiable

Landmark Commercial RE Services - Louis J. Ciotti (248) 488-2620 X110, Anthony Vitale (248) 488-2620, Scott Sonenberg (248) 488-2620 X125  
 AVAILABLE SPACE UP TO 8,200 SF Residential Building 4,624 SF - W/Patio Opportunity Hyatt Place Building \$8 NNN Fees

### SITE AMENITIES

Controlled Access, Elevator, Fitness Center, House Sitter Services, Laundry Service, Pet Washing Station

### TRANSPORTATION

Parking:	100 Surface Spaces are available
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (90)
Transit Score ®:	Minimal Transit (0)



# Lease Availability Report

## 1815 N Main St

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Bar/Nightclub
Tenancy:	Single
Year Built:	1953
GLA:	4,800 SF
Floors:	1
Typical Floor:	4,800 SF
Docks:	None

### AVAILABILITY

Min Divisible:	4,500 SF
Max Contig:	4,500 SF
Total Available:	4,500 SF
Asking Rent:	Withheld

### EXPENSES PER SF

Taxes:	\$2.77 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	4,500	4,500	4,500	Withheld	30 Days	Negotiable

Friedman Real Estate - Robert A. Hibbert (248) 848-4133, Todd A. Hawley (248) 848-4124

For Sale: 1815 N. Main Street 4,500± SF building situated on .29 acres, with 14 private parking spaces Additional 7,020 SF lot can also be included in sale Building can be converted to loft style office, or general retail, and sold or leased separately Possible Turn-Key Restaurant/Bar Opportunity: Including real estate, additional parking lot, Class C Liquor License, and F.F.&E. Contact broker for pricing

### LEASING COMPANY

Company:	Friedman Real Estate
Contacts:	Robert A. Hibbert (248) 848-4133, Todd A. Hawley (248) 848-4124

### SALE

Last Sale:	Sold on Jan 4, 2019 for \$375,000 (\$78.13/SF)
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### AMENITIES

Pylon Sign, Signage
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### KEY TENANTS

Luna Lounge	500 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	13,687 on W 12 Mile Rd & Crooks Rd (2020)
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# Lease Availability Report

**1815 N Main St**  
Royal Oak, MI 48073 - Royal Oak Submarket



### TRAFFIC & FRONTAGE

	17,657 on N Main St & Detroit Ave (2018)
Frontage:	124' on N Main St

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### TRANSPORTATION

Parking:	50 free Surface Spaces are available; Ratio of 10.42/1,000 SF
Airport:	23 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (64)
Transit Score ®:	Minimal Transit (0)

### BUILDING NOTES

For Sale: Luna Night Club Turn Key Sale: Asking price includes real estate, additional parking lot, Class C Liquor License, and F.F.&E 4,800 +/- SF building situated on .29 acres 35+/- private parking spaces, with additional lot Property is located on N Main Street, just north of all that downtown Royal Oak has to offer Property can be purchased to continue operating the successful nightclub, or converted to an alternative use such as loft style office Confidential sale, please direct all inquiries to agent



# Lease Availability Report

## 112 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	2008
GLA:	7,700 SF
Floors:	2
Typical Floor:	3,850 SF
Docks:	None

### AVAILABILITY

Min Divisible:	2,000 SF
Max Contig:	3,662 SF
Total Available:	3,662 SF
Asking Rent:	\$23.50/MG

### EXPENSES PER SF

Taxes:	\$7.64 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Off/Ret	Direct	2,000 - 3,662	3,662	3,662	\$23.50/MG	Vacant	Negotiable

Signature Associates - Jason Stough (248) 948-9000 X180, Dan Morrow (248) 799-3144

Incredible downtown Royal Oak location. Office or retail use. Wide open floor plan with exposed ceilings and lots of natural light. 500 sq. ft. patio included in rear of suite. Two stairways to access the suite plus an elevator. Signage Available.

### LEASING COMPANY

Company:	Signature Associates
Contacts:	Jason Stough (248) 948-9000 X180, Dan Morrow (248) 799-3144

### AMENITIES

Signage

### KEY TENANTS

Blaze Pizza	3,662 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	19,484 on S Main St & E 2nd St (2016)
	21,036 on E 11 Mile Rd & Williams St (2018)
Frontage:	40' on Main St

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# Lease Availability Report

## 112 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



### TRANSPORTATION

Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (90)
Transit Score ®:	Minimal Transit (0)

# Lease Availability Report

## 123 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1925
RBA:	28,200 SF
Floors:	3
Typical Floor:	9,400 SF

### AVAILABILITY

Min Divisible:	800 SF
Max Contig:	5,400 SF
Total Available:	6,200 SF
Asking Rent:	Withheld

### EXPENSES PER SF

Taxes:	\$0.92 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Direct	5,400	5,400	5,400	Withheld	Vacant	1 - 5 Yrs

AQRE Advisors - Abby Finnerty (248) 465-0200

### LEASING COMPANY

Company:	AQRE Advisors
Contacts:	Abby Finnerty (248) 465-0200

### AMENITIES

Bus Line, Signage

### TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Walk Score ®:	Walker's Paradise (90)
Transit Score ®:	Minimal Transit (0)

### KEY TENANTS

Care Solutions Group	2,172 SF	Mind Wellness Counseling	1,833 SF
Dr. Lombardo and Dr. Pohl	1,000 SF	Wavelock Advanced Technology	980 SF
John Casablancas	957 SF	IML Precision LLC	932 SF

# Lease Availability Report

## 218 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	Proposed
RBA:	32,670 SF
Floors:	3
Typical Floor:	10,890 SF

### AVAILABILITY

Min Divisible:	1,200 SF
Max Contig:	10,000 SF
Total Available:	14,500 SF
Asking Rent:	Withheld

### EXPENSES PER SF

Taxes:	\$0.24 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,200 - 4,500	4,500	4,500	Withheld	Vacant	Negotiable

CRE Development - Cathy Wilson (248) 586-4130 X4159

\*Available Spring 2017" New mixed-use development on Main Street in the heart of downtown Royal Oak with convenient access to parking. Approximately 10,900 sq. ft. per floor, totaling 32,670 sq. ft. Approximately 4,500 sq. ft. of retail space available on the first floor.

### LEASING COMPANY

Company:	CRE Development
Contacts:	Cathy Wilson (248) 586-4130 X4159

### AMENITIES

Signage

### TRANSPORTATION

Parking:	Ratio of 0.76/1,000 SF
Airport:	21 minute drive to Detroit City Airport
Walk Score ®:	Walker's Paradise (90)
Transit Score ®:	Minimal Transit (0)

### BUILDING NOTES

New mixed-use development on Main Street in the heart of downtown Royal Oak with convenient access to parking. 2 floors of Office space available for lease. Approximately 10,900 sq.ft. per floor, totaling 32,670 sq. ft. Approximately 4,500 sq.ft. of retail space available on the first floor



# Lease Availability Report

## 309 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	2008
GLA:	5,000 SF
Floors:	2
Typical Floor:	2,500 SF
Docks:	None

### AVAILABILITY

Min Divisible:	2,500 SF
Max Contig:	5,000 SF
Total Available:	5,000 SF
Asking Rent:	\$25.00/NNN

### EXPENSES PER SF

Taxes:	\$3.68 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,500 - 5,000	5,000	5,000	\$25.00/NNN	Vacant	Negotiable

NAI Farberman - Rick Ax (248) 353-0500

### LEASING COMPANY

Company:	NAI Farberman
Contacts:	Rick Ax (248) 353-0500

### SALE

Last Sale:	Sold on Nov 25, 2008 for \$550,000 (\$110.00/SF)
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### AMENITIES

Air Conditioning, Bus Line, Signage

### KEY TENANTS

Lole	2,500 SF	Trademark Productions	2,500 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	2,654 on E 3rd St & Williams St (2018)
	15,702 on South Main Street & E 4th St (2020)
Frontage:	24' on Main St

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# Lease Availability Report

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## 309 S Main St

Royal Oak, MI 48067 - Royal Oak Submarket



### TRANSPORTATION

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Airport:	21 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (89)
Transit Score ®:	Minimal Transit (0)

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### BUILDING NOTES

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Property near: Between 3rd and 4th Street. City parking.



# Lease Availability Report

## 520 N Main St

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1920
RBA:	4,250 SF
Floors:	1
Typical Floor:	4,250 SF

### AVAILABILITY

Min Divisible:	4,250 SF
Max Contig:	4,250 SF
Total Available:	4,250 SF
Asking Rent:	\$19.75/NNN

### EXPENSES PER SF

Taxes:	\$2.14 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Sublet	4,250	4,250	4,250	\$19.75/NNN	Vacant	Thru Oct 2025
Hayman Company - Lawrence Randazzo (248) 879-7777								

### LEASING COMPANY

Company:	CG Emerson Real Estate Group
Contacts:	Evan Kass (248) 770-5533

### TRANSPORTATION

Parking:	17 free Surface Spaces are available; Ratio of 2.13/1,000 SF
Airport:	22 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (88)
Transit Score ®:	Minimal Transit (0)

### KEY TENANTS

CG Emerson Real Estate Group	4,100 SF	C.E. Gleeson Constructors, Inc.	1,574 SF
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### BUILDING NOTES

Outstanding neighborhood redevelopment opportunity located at the signalized intersection of Main Street and Farnum Roads in Royal Oak. The lot dimensions are 163' X 172'. This site is zoned Light Commercial and is located north of the new loft projects.

# Lease Availability Report

## 306 S Washington Ave - Washington Square Plaza

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1927; Renov 1987
RBA:	104,000 SF
Floors:	6
Typical Floor:	5,687 SF

### AVAILABILITY

Min Divisible:	447 SF
Max Contig:	5,692 SF
Total Available:	16,278 SF
Asking Rent:	\$23.00/NN

### EXPENSES PER SF

Taxes:	\$2.91 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P GRND	310/312	Off/Ret	Direct	2,682	2,682	2,682	\$23.00/NN	Vacant	Negotiable

Hanna Development & Management Co. - Yvonne Peltier (248) 548-9900

Prime office/retail space available on Fourth Street in downtown Royal Oak in the historic Washington Square Building. Located between Washington Ave. and Lafayette, the floor-to-ceiling glass entrance offers high visibility in this walkable downtown, and a second entry via the building's atrium is an added bonus. The space features two private offices/work rooms, kitchenette, vaulted ceiling, and a prominent display case at the atrium entrance. Enjoy the building's added amenities, including 2nd Fl. deck and meeting room.

### LEASING COMPANY

Company: Hanna Development & Management Co.

Contacts: Yvonne Peltier (248) 548-9900

### AMENITIES

Conferencing Facility, Property Manager on Site

### TRANSPORTATION

Parking: Ratio of 0.00/1,000 SF

Airport: 22 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (86)

Transit Score ®: Minimal Transit (0)

### KEY TENANTS

AEG Presents	26,457 SF	Iwerk	8,500 SF
Legghio & Israel PC	5,692 SF	D Amatos Neighborhood Restaurant	4,200 SF
Goodnite Gracie	2,000 SF	Ronin Sushi	2,000 SF

# Lease Availability Report

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## 306 S Washington Ave - Washington Square Plaza

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING NOTES

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Historic Washington Square Plaza building in the heart of Downtown Royal Oak - Oakland County's most vibrant retail, restaurant and business destination! Architectural excellence compliments the many building amenities including conference center, outdoor deck, atrium, high-visibility retail, and on-site owner management. Six floors of office with ground-floor office/retail/restaurant. Also home to the Royal Oak Music Theatre. Northwest corner of Washington Avenue and Fourth Street in downtown Royal Oak.

# Lease Availability Report

## 514-516 S Washington Ave

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1937
GLA:	1,734 SF
Floors:	1
Typical Floor:	1,734 SF
Docks:	None

### AVAILABILITY

Min Divisible:	1,400 SF
Max Contig:	1,400 SF
Total Available:	1,400 SF
Asking Rent:	\$19.00/+UTIL

### EXPENSES PER SF

Taxes:	\$2.80 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,400	1,400	1,400	\$19.00/+UTIL	Vacant	Negotiable

CRE Development - Cathy Wilson (248) 586-4130 X4159

1,400 sq. ft. High ceilings, great window display area, Clean white box. Small storage area in basement.

### LEASING COMPANY

Company:	CRE Development
Contacts:	Cathy Wilson (248) 586-4130 X4159

### KEY TENANTS

SPACE	1,500 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	1,975 on W 6th St & S Washington Ave (2018)
	4,738 on South Lafayette Avenue & 5th Ave (2020)
Frontage:	31' on Washington Ave

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### TRANSPORTATION

Airport:	23 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (88)
Transit Score ®:	Minimal Transit (0)



# Lease Availability Report

## 2707-2715 Webster Rd

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	1988
GLA:	17,000 SF
Floors:	1
Typical Floor:	17,000 SF
Docks:	None

### AVAILABILITY

Min Divisible:	1,375 SF
Max Contig:	1,375 SF
Total Available:	1,375 SF
Asking Rent:	\$26.00/NNN

### EXPENSES PER SF

Taxes:	\$2.50 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,375	1,375	1,375	\$26.00/NNN	30 Days	Negotiable

Friedman Real Estate - Gregory Kent (248) 848-4126, Chris Weir (248) 324-2000

1,375 SF retail/office space for lease Building signage available Parking ratio of 3.65 per 1,000 RSF Location offers excellent visibility from busy Woodward/ Webster thoroughfare Ample parking in front of storefront

### LEASING COMPANY

Company:	Friedman Real Estate
Contacts:	Gregory Kent (248) 848-4126, Chris Weir (248) 324-2000

### AMENITIES

Pylon Sign

### KEY TENANTS

Facca Chiropractic Clinic	500 SF	Family Dentistry Of Royal Oak	500 SF
Kumon Math & Reading Center	164 SF		

### TRAFFIC & FRONTAGE

Traffic Volume:	71,363 on Woodward Ave & Bembridge Rd (2014)
	73,412 on Woodward Ave & Northwood Blvd (2020)
Frontage:	274' on Webster (with 2 curb cuts)

Made with TrafficMetrix® Products

# Lease Availability Report

## 2707-2715 Webster Rd

Royal Oak, MI 48073 - Royal Oak Submarket



### TRANSPORTATION

Parking:	62 free Surface Spaces are available; Ratio of 3.65/1,000 SF
Airport:	26 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (64)
Transit Score ®:	Minimal Transit (0)

### BUILDING NOTES

This site is ideal for retail or office. It is located at 12 1/2 Mile and Woodward Avenue. The current tenants include a salon, doctor's office, video store and a dentist.. Construction Cost = \$1400000. Construction Date is unknown



# Lease Availability Report

## The Griffin - 25090 Woodward Ave

Royal Oak, MI 48067 - Downtown Royal Oak Submarket



### BUILDING

Type:	Mid-Rise Apartme...
Year Built:	2021
Units:	245
GBA:	274,375 SF
Floors:	5
Rent Type:	Market
Market Segment:	All

### AVAILABILITY

Min Divisible:	1,501 SF
Max Contig:	3,651 SF
Total Available:	3,651 SF
Asking Rent:	\$35.00/NNN

### EXPENSES PER UNIT

Taxes:	\$1,201.58 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,501	3,651	3,651	\$35.00/NNN	Vacant	10 - 20 Yrs
Signature Associates - Erica Dunlap (248) 359-3808, Angela A. Thomas (248) 799-3159, Nicole Voisard (248) 799-3159 Soaring sophistication meets the perfect retail location. Be a part of Royal Oak's finest residential development. Offering exceptional retail services on the ground floor. Your business can be part of it. Currently set up to be two units: 1,501 sq. ft. and 2,150 sq. ft. or can be combined to achieve a 3,651 sq. ft. of space.								
P 1st	Retail	Direct	2,150	3,651	3,651	\$35.00/NNN	Vacant	10 - 20 Yrs
Signature Associates - Erica Dunlap (248) 359-3808, Angela A. Thomas (248) 799-3159, Nicole Voisard (248) 799-3159 Soaring sophistication meets the perfect retail location. Be a part of Royal Oak's finest residential development. Offering exceptional retail services on the ground floor. Your business can be part of it. Currently set up to be two units: 1,501 sq. ft. and 2,150 sq. ft. or can be combined to achieve a 3,651 sq. ft. of space.								

### SITE AMENITIES

Bicycle Storage, Business Center, Cabana, Car Charging Station, Clubhouse, Community-Wide WiFi, Courtyard, Fitness Center, Grill, Pool, Sundeck, Wi-Fi

### TRANSPORTATION

Airport:	21 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (72)
Transit Score ®:	Minimal Transit (0)

# Lease Availability Report

## 27844-27880 Woodward Ave - South Building - Woodward Commercial Center

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1956
GLA:	28,941 SF
Floors:	1
Typical Floor:	28,941 SF
Docks:	None

### AVAILABILITY

Min Divisible:	8,377 SF
Max Contig:	8,377 SF
Total Available:	16,754 SF
Asking Rent:	Withheld

### EXPENSES PER SF

Taxes:	\$6.43 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	8,377	8,377	8,377	Withheld	30 Days	Negotiable

Lee & Associates Commercial Real Estate Service - Scott Lyons (248) 567-8002

- 8,377 SF Available - Terrific Woodward Signage on Building and Monument -Space May be Provided as White Box -238 Shared Parking Spaces - Woodward Avenue Traffic Counts: Over 65,000 VPD -Located Next to Top Producing Trader Joe's, Ulta, Sherwin Williams, O'Reilly's, PPG and PetSmart

### LEASING COMPANY

Company:	Lee & Associates Commercial Real Estate Service
Contacts:	Scott Lyons (248) 567-8002

### SALE

Last Sale:	Sold on May 19, 2000 for \$2,250,000 (\$77.74/SF)
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### AMENITIES

Air Conditioning, Pylon Sign, Signage

### KEY TENANTS

• Trader Joe's	11,300 SF	ULTA Beauty	11,161 SF
Ross Mortgage Corporation	8,377 SF		

• Anchor

# Lease Availability Report

**27844-27880 Woodward Ave - South Building - Woodward Commercial Center**  
Royal Oak, MI 48067 - Royal Oak Submarket



**TRAFFIC & FRONTAGE**

Traffic Volume:	9,285 on Catalpa Dr & Woodward Ave (2018)
	96,071 on Woodward Ave & Sunset Blvd (2018)
Frontage:	327' on Woodward Ave (with 3 curb cuts)

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**TRANSPORTATION**

Parking:	255 Surface Spaces are available; Ratio of 3.57/1,000 SF
Airport:	25 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Minimal Transit (0)

**BUILDING NOTES**

City of Royal Oak.

# Lease Availability Report

## 28096 Woodward Ave

Royal Oak, MI 48067 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Single
Year Built:	1970
GLA:	5,790 SF
Floors:	1
Typical Floor:	5,790 SF
Docks:	15 int

### AVAILABILITY

Min Divisible:	5,790 SF
Max Contig:	5,790 SF
Total Available:	5,790 SF
Asking Rent:	\$12.00/NNN

### EXPENSES PER SF

Taxes:	\$2.33 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	5,790	5,790	5,790	\$12.00/NNN	Vacant	1 - 5 Yrs

George Realty, LLC - Michael E. George (248) 763-5400

### LEASING COMPANY

Company:	George Realty, LLC
Contacts:	Michael E. George (248) 763-5400

### SALE

Last Sale:	Sold on Oct 18, 2013
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### AMENITIES

24 Hour Access, Air Conditioning, Security System, Signage, Storage Space, Tenant Controlled HVAC

### KEY TENANTS

Motor City Carpet & Flooring	3,915 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	65,687 on Woodward Ave & Catalpa Dr (2020)
	96,071 on Woodward Ave & Sunset Blvd (2018)
Frontage:	60' on Woodward Ave

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# Lease Availability Report

**28096 Woodward Ave**  
Royal Oak, MI 48067 - Royal Oak Submarket



**TRANSPORTATION**

Parking:	40 Surface Tandem Spaces are available; Ratio of 6.91/1,000 SF
Airport:	24 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (74)
Transit Score ®:	Minimal Transit (0)



# Lease Availability Report

## 29764 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1952
GLA:	4,000 SF
Floors:	1
Typical Floor:	4,000 SF
Docks:	None

### AVAILABILITY

Min Divisible:	4,000 SF
Max Contig:	4,000 SF
Total Available:	4,000 SF
Asking Rent:	\$16.00/NNN

### EXPENSES PER SF

Taxes:	\$2.23 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	4,000	4,000	4,000	\$16.00/NNN	Vacant	Negotiable

NAI Farberman - Rick Ax (248) 353-0500

### LEASING COMPANY

Company:	NAI Farberman
Contacts:	Rick Ax (248) 353-0500

### TRAFFIC & FRONTAGE

Traffic Volume:	71,363 on Woodward Ave & Bembridge Rd (2014)
	73,566 on Woodward Ave & 12 Mile Rd (2020)
Frontage:	41' on Woodward Ave (with 1 curb cut)

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	9 free Surface Spaces are available; Ratio of 2.50/1,000 SF
Airport:	26 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (64)
Transit Score ®:	Minimal Transit (0)

# Lease Availability Report

## 29894 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Single
Year Built:	1948
GLA:	3,508 SF
Floors:	1
Typical Floor:	3,508 SF
Docks:	None

### AVAILABILITY

Min Divisible:	3,508 SF
Max Contig:	3,508 SF
Total Available:	3,508 SF
Asking Rent:	\$20.00/NNN

### EXPENSES PER SF

Taxes:	\$1.96 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	1	Retail	Direct	3,508	3,508	3,508	\$20.00/NNN	30 Days	1 - 5 Yrs

KJ Commercial - Kevin Jappaya, CCIM (248) 851-8900 X101

### LEASING COMPANY

Company:	KJ Commercial
Contacts:	Kevin Jappaya, CCIM (248) 851-8900 X101

### KEY TENANTS

Discount Golf	3,508 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	71,363 on Woodward Ave & Bembridge Rd (2014)
	113,593 on Woodward Ave & Coolidge Hwy (2018)
Frontage:	42' on Woodward Ave

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	5 free Surface Spaces are available; Ratio of 1.75/1,000 SF
Airport:	27 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (64)
Transit Score ®:	Minimal Transit (0)

# Lease Availability Report

## 30345-30395 Woodward Ave - Van Beau Building

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1952
GLA:	16,730 SF
Floors:	2
Typical Floor:	7,317 SF
Docks:	None

### AVAILABILITY

Min Divisible:	4,735 SF
Max Contig:	4,735 SF
Total Available:	4,735 SF
Asking Rent:	Withheld

### EXPENSES PER SF

Taxes:	\$1.71 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	4,735	4,735	4,735	Withheld	Vacant	Negotiable

Keystone Commercial Real Estate - Ryan Kattoo (248) 356-8000 X102

This space is located on the upper floor.

### LEASING COMPANY

Company:	Keystone Commercial Real Estate
Contacts:	Ryan Kattoo (248) 356-8000 X102

### SALE

Last Sale:	Sold on Mar 31, 2014
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### KEY TENANTS

Syphus Training	4,735 SF	Ella Rae Salon	2,400 SF
Inline Vape	1,500 SF	Catherine's Pet Parlor	1,000 SF
Any Lab Test Now	500 SF	Come With US Svc Inc	500 SF

### TRAFFIC & FRONTAGE

Traffic Volume:	71,363 on Woodward Ave & Bembridge Rd (2014)
	113,593 on Woodward Ave & Coolidge Hwy (2018)
Frontage:	103' on Warick Rd

Made with TrafficMetrix® Products

# Lease Availability Report

**30345-30395 Woodward Ave - Van Beau Building**  
Royal Oak, MI 48073 - Royal Oak Submarket



**TRAFFIC & FRONTAGE**

144' on Woodward Ave
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Made with TrafficMetrix® Products

**TRANSPORTATION**

Parking:	19 free Surface Spaces are available; Ratio of 1.90/1,000 SF
Airport:	26 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (65)
Transit Score ®:	Minimal Transit (0)



# Lease Availability Report

## 30414-30420 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1951
GLA:	3,400 SF
Floors:	1
Typical Floor:	3,400 SF
Docks:	None

### AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	2,000 SF
Total Available:	3,000 SF
Asking Rent:	\$14.00/NNN

### EXPENSES PER SF

Taxes:	\$1.60 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,000	2,000	2,000	\$14.00/NNN	30 Days	Negotiable
Dominion Real Estate Advisors - Barry Landau (248) 399-9999								
P 1st	Retail	Direct	1,000	1,000	1,000	\$14.00/NNN	Vacant	Negotiable
Dominion Real Estate Advisors - Barry Landau (248) 399-9999								

### LEASING COMPANY

Company:	Dominion Real Estate Advisors
Contacts:	Barry Landau (248) 399-9999

### SALE

Last Sale:	Portfolio of 2 Retail Properties in Royal Oak, MI Sold on Dec 30, 2011 for \$100,000 (\$20.83/SF)
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### KEY TENANTS

Glass 4 Inc.	3,600 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	71,363 on Woodward Ave & Bembridge Rd (2014)
	113,593 on Woodward Ave & Coolidge Hwy (2018)

Made with TrafficMetrix® Products



# Lease Availability Report

30414-30420 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



**TRAFFIC & FRONTAGE**

Frontage: 12' on Woodward Ave

Made with TrafficMetrix® Products

**TRANSPORTATION**

Airport: 26 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (66)

Transit Score ®: Minimal Transit (0)

# Lease Availability Report

## 30500 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	1948
GLA:	2,200 SF
Floors:	1
Typical Floor:	2,200 SF
Docks:	None

### AVAILABILITY

Min Divisible:	2,200 SF
Max Contig:	2,200 SF
Total Available:	2,200 SF
Asking Rent:	\$40.00/NNN

### EXPENSES PER SF

Taxes:	\$4.99 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	2,200	2,200	2,200	\$40.00/NNN	Vacant	Negotiable

Landmark Commercial RE Services - Louis J. Ciotti (248) 488-2620 X110, Anthony Vitale (248) 488-2620

Freestanding retail in prime location along Woodward Avenue. Great traffic and retail that surrounds Beaumont Hospital, Walgreens, CVS, Qdoba, Panda Express, and Starbucks. Location has 26 available parking spaces. Site has been approved for limited seating and carry-out food. New mixed-use project developing across the street with hotels, office, medical and retail.

### LEASING COMPANY

Company:	Landmark Commercial RE Services
Contacts:	Louis J. Ciotti (248) 488-2620 X110, Anthony Vitale (248) 488-2620

### SALE

Last Sale:	Sold on Jun 26, 2015 for \$350,000 (\$159.09/SF)
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### AMENITIES

Bus Line
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### TRAFFIC & FRONTAGE

Traffic Volume:	71,363 on Woodward Ave & Bembridge Rd (2014)
	113,593 on Woodward Ave & Coolidge Hwy (2018)
Frontage:	105' on Bamlet Rd
	81' on Woodward Ave

Made with TrafficMetrix® Products

# Lease Availability Report

**30500 Woodward Ave**  
Royal Oak, MI 48073 - Royal Oak Submarket



**TRANSPORTATION**

Parking:	26 free Surface Spaces are available; Ratio of 10.00/1,000 SF
Airport:	26 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (66)
Transit Score ®:	Minimal Transit (0)

# Lease Availability Report

## 30507 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	2004
GLA:	2,000 SF
Floors:	1
Typical Floor:	2,000 SF
Docks:	None

### AVAILABILITY

Min Divisible:	2,000 SF
Max Contig:	2,000 SF
Total Available:	2,000 SF
Asking Rent:	\$30.00/NNN

### EXPENSES PER SF

Taxes:	\$6.07 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,000	2,000	2,000	\$30.00/NNN	Vacant	Negotiable

Landmark Commercial RE Services - Louis J. Ciotti (248) 488-2620 X110, Anthony Vitale (248) 488-2620, Scott Sonenberg (248) 488-2620 X125

### LEASING COMPANY

Company:	Landmark Commercial RE Services
Contacts:	Louis J. Ciotti (248) 488-2620 X110, Anthony Vitale (248) 488-2620, Scott Sonenberg (248) 488-2620 X125

### AMENITIES

Bus Line, Signage

### KEY TENANTS

Hertz	2,913 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	71,363 on Woodward Ave & Bembridge Rd (2014)
	113,593 on Woodward Ave & Coolidge Hwy (2018)
Frontage:	105' on Woodward Ave (with 1 curb cut)

Made with TrafficMetrix® Products

# Lease Availability Report

**30507 Woodward Ave**  
Royal Oak, MI 48073 - Royal Oak Submarket



**TRANSPORTATION**

Parking:	11 free Surface Spaces are available; Ratio of 5.50/1,000 SF
Airport:	26 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (66)
Transit Score ®:	Minimal Transit (0)



# Lease Availability Report

## 30533 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1960
GLA:	4,000 SF
Floors:	1
Typical Floor:	4,000 SF
Docks:	None

### AVAILABILITY

Min Divisible:	4,000 SF
Max Contig:	4,000 SF
Total Available:	4,000 SF
Asking Rent:	Withheld

### EXPENSES PER SF

Taxes:	\$2.73 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Retail	Direct	4,000	4,000	4,000	Withheld	Vacant	Negotiable

Bob & Janet Vanderpool - Janet Vanderpool (947) 465-9157

### LEASING COMPANY

Company:	Bob & Janet Vanderpool
Contacts:	Janet Vanderpool (947) 465-9157

### AMENITIES

Bus Line, Freeway Visibility, Pylon Sign

### TRAFFIC & FRONTAGE

Traffic Volume:	71,363 on Woodward Ave & Bembridge Rd (2014)
	113,593 on Woodward Ave & Coolidge Hwy (2018)
Frontage:	98' on Woodward Ave (with 1 curb cut)

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	7 Surface Spaces are available; Ratio of 2.00/1,000 SF
Airport:	27 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (66)
Transit Score ®:	Minimal Transit (0)

# Lease Availability Report

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**30533 Woodward Ave**  
Royal Oak, MI 48073 - Royal Oak Submarket



**BUILDING NOTES**

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This location is in a high traffice area with plenty of parking. The property is suitable for office or retail type use.

# Lease Availability Report

## 30701 Woodward Ave - Basha Building North

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1954; Renov 2012
RBA:	31,004 SF
Floors:	4
Typical Floor:	7,751 SF

### AVAILABILITY

Min Divisible:	4,000 SF
Max Contig:	12,000 SF
Total Available:	16,812 SF
Asking Rent:	Withheld

### EXPENSES PER SF

Taxes:	\$3.68 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Off/Ret	Sublet	4,812	4,812	4,812	Withheld	Vacant	Negotiable

Friedman Real Estate - Steve C. Eisenshtadt, CCIM (248) 848-3535, Robert A. Hibbert (248) 848-4133

4,812 SF former bank branch location on Woodward Avenue at 13 Mile Road Four drive-thru lanes High traffic location and adjacent to Beaumont Hospital  
General Business Zoning allows for office and retail Ideal for many uses

### LEASING COMPANY

Company: Basha Diagnostics, P.C.

Contacts: Yahya M. Basha (248) 613-5963

### AMENITIES

Banking, Bus Line, Signage

### TRANSPORTATION

Parking: 144 free Surface Spaces are available; Ratio of 0.55/1,000 SF

Airport: 26 minute drive to Detroit City Airport

Walk Score ®: Somewhat Walkable (66)

Transit Score ®: Minimal Transit (0)

### KEY TENANTS

Basha Diagnostics PC	32,500 SF	The Rontal Clinic	9,000 SF
Eastwood Clinic	3,757 SF	AT&T Cell Site MI3087	1,000 SF
Michigan Muslim Community Council	1,000 SF	Project Healthy Community	1,000 SF

# Lease Availability Report

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## 30701 Woodward Ave - Basha Building North

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING NOTES

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High visibility building close to Beaumont Hospital Fantastic Woodward Location! New Buiding added to thislocation has available space for Lease! See Building II

# Lease Availability Report

## 31555 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Restaurant
Tenancy:	Multiple
Year Built:	1969
GLA:	7,587 SF
Floors:	1
Typical Floor:	7,587 SF
Docks:	None

### AVAILABILITY

Min Divisible:	2,000 SF
Max Contig:	6,072 SF
Total Available:	6,072 SF
Asking Rent:	Withheld

### EXPENSES PER SF

Taxes:	\$6.38 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,000 - 6,072	6,072	6,072	Withheld	Vacant	Negotiable

Keystone Commercial Real Estate - Greg Newman (248) 406-7113 X103, Matthew Berke (248) 356-8000 X101

### LEASING COMPANY

Company:	Keystone Commercial Real Estate
Contacts:	Greg Newman (248) 406-7113 X103, Matthew Berke (248) 356-8000 X101

### AMENITIES

Pylon Sign, Restaurant, Signage

### TRAFFIC & FRONTAGE

Traffic Volume:	64,886 on Woodward Ave & Rockingham Rd (2018)
	65,971 on Woodward Ave & W 13 Mile Rd (2020)
Frontage:	460' on Woodward Ave

Made with TrafficMetrix® Products

### TRANSPORTATION

Parking:	190 free Surface Spaces are available; Ratio of 10.00/1,000 SF
Airport:	27 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (66)
Transit Score ®:	Minimal Transit (0)



# Lease Availability Report

## 31800 Woodward Ave - Pier 1 Imports

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1961
GLA:	16,073 SF
Floors:	2
Typical Floor:	9,508 SF
Docks:	None

### AVAILABILITY

Min Divisible:	3,307 SF
Max Contig:	8,767 SF
Total Available:	16,073 SF
Asking Rent:	Withheld

### EXPENSES PER SF

Taxes:	\$2.64 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P BSMT	Retail	Direct	3,307	3,307	3,307	Withheld	30 Days	Negotiable
A.F. Jonna Development & Management Co. - Austin Armstrong (248) 593-6200 Rent undisclosed								
P 1st	Retail	Direct	8,767	8,767	8,767	Withheld	30 Days	Negotiable
A.F. Jonna Development & Management Co. - Austin Armstrong (248) 593-6200 Rent undisclosed								
P 2nd	Retail	Direct	3,999	3,999	3,999	Withheld	30 Days	Negotiable
A.F. Jonna Development & Management Co. - Austin Armstrong (248) 593-6200 Rent undisclosed								

### LEASING COMPANY

Company:	A.F. Jonna Development & Management Co.
Contacts:	Austin Armstrong (248) 593-6200

### SALE

Last Sale:	Sold on Feb 21, 2013
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### AMENITIES

Pylon Sign, Signage

# Lease Availability Report

**31800 Woodward Ave - Pier 1 Imports**  
Royal Oak, MI 48073 - Royal Oak Submarket



**TRAFFIC & FRONTAGE**

Traffic Volume:	64,982 on Woodward Ave & Normandy Rd (2020)
	65,971 on Woodward Ave & W 13 Mile Rd (2020)
Frontage:	127' on Hunter Ave
	140' on Woodward Ave

Made with TrafficMetrix® Products

**TRANSPORTATION**

Parking:	27 free Surface Spaces are available; Ratio of 2.84/1,000 SF
Airport:	28 minute drive to Detroit City Airport
Walk Score ®:	Somewhat Walkable (69)
Transit Score ®:	Minimal Transit (0)

# Lease Availability Report

## 32286 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Restaurant</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1966</b>
GLA:	<b>3,554 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>3,554 SF</b>
Docks:	<b>None</b>

### AVAILABILITY

Min Divisible:	<b>3,554 SF</b>
Max Contig:	<b>3,554 SF</b>
Total Available:	<b>3,554 SF</b>
Asking Rent:	<b>\$40.00/NNN</b>

### EXPENSES PER SF

Taxes:	<b>\$3.91 (2020)</b>
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Retail	Direct	3,554	3,554	3,554	\$40.00/NNN	30 Days	Negotiable

Mid-America Real Estate - Michigan, Inc. - Jared Gell, CCIM (248) 385-5000 X110

The former Golden Basket Family Restaurant located on the southeast corner of Woodward Avenue and Nakota Road is available for lease. The property is just .75 miles north of Royal Oak Beaumont Hospital (1,100 beds). The building is freestanding with 28 on-site parking spaces, 7 municipal parking spaces and a large pylon sign. Over 75,000 cars pass by the site every day.

### LEASING COMPANY

Company:	Mid-America Real Estate - Michigan, Inc.
Contacts:	Jared Gell, CCIM (248) 385-5000 X110

### SALE

Last Sale:	Sold on Mar 20, 2020
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### AMENITIES

Signage

### TRAFFIC & FRONTAGE

Traffic Volume:	64,982 on Woodward Ave & Normandy Rd (2020)
	75,413 on Woodward Avenue & E 14 Mile Rd (2020)

Made with TrafficMetrix® Products

# Lease Availability Report

**32286 Woodward Ave**  
Royal Oak, MI 48073 - Royal Oak Submarket



**TRAFFIC & FRONTAGE**

Frontage:	101' on Woodward Ave (with 1 curb cut)
	100' on Nakota Rd (with 1 curb cut)

Made with TrafficMetrix® Products

**TRANSPORTATION**

Parking:	25 Surface Spaces are available; Ratio of 7.03/1,000 SF
Airport:	29 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (74)
Transit Score ®:	Minimal Transit (0)

# Lease Availability Report

## 32480-32498 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1954
GLA:	6,271 SF
Floors:	1
Typical Floor:	6,271 SF
Docks:	None

### AVAILABILITY

Min Divisible:	3,422 SF
Max Contig:	3,422 SF
Total Available:	3,422 SF
Asking Rent:	\$23.00/NNN

### EXPENSES PER SF

Taxes:	\$2.79 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	32480	Retail	Direct	3,422	3,422	3,422	\$23.00/NNN	30 Days	Negotiable

Signature Associates - Angela A. Thomas (248) 799-3159, Erica Dunlap (248) 359-3808, Nicole Voisard (248) 799-3159

Newly renovated retail space along Woodward Avenue. This is perfect retail/showroom space with exposed ceilings and open floor plan.

### LEASING COMPANY

Company:	Signature Associates
Contacts:	Angela A. Thomas (248) 799-3159, Erica Dunlap (248) 359-3808, Nicole Voisard (248) 799-3159

### AMENITIES

Bus Line, Signage

### KEY TENANTS

Pour LLC	3,422 SF	Almas Hi-Fi Stereo	2,069 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	64,982 on Woodward Ave & Normandy Rd (2020)
	75,413 on Woodward Avenue & E 14 Mile Rd (2020)
Frontage:	101' on Woodward Avenue
	93' on 14 Mile Road

Made with TrafficMetrix® Products



# Lease Availability Report

## 32480-32498 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



### TRANSPORTATION

Parking:	10 free Surface Spaces are available; Ratio of 1.46/1,000 SF
Airport:	31 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (76)
Transit Score ®:	Minimal Transit (0)

### BUILDING NOTES

Newly renovated retail space along Woodward Avenue. This is perfect retail/showroom space with exposed ceilings and open floor plan. Tax information: \$15,391.60 (2016) 14 Mile Road

# Lease Availability Report

## 32552 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Restaurant
Tenancy:	Multiple
Year Built:	1983; Renov 2013
GLA:	7,107 SF
Floors:	1
Typical Floor:	2,812 SF

### AVAILABILITY

Min Divisible:	2,812 SF
Max Contig:	2,812 SF
Total Available:	2,812 SF
Asking Rent:	\$25.00/NNN

### EXPENSES PER SF

Taxes:	\$3.48 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,812	2,812	2,812	\$25.00/NNN	Vacant	Negotiable

CMP Real Estate Group - Lance Numan (248) 538-2000 X505, Christopher Jonna (248) 538-2000

### LEASING COMPANY

Company:	The Kohut Corp
Contacts:	Mike Kohut (248) 797-5300

### SALE

Last Sale:	Sold on Dec 2, 2021 for \$1,700,000 (\$239.20/SF) at 4.50% Cap
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### AMENITIES

Restaurant, Signage, Storage Space, Tenant Controlled HVAC
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### KEY TENANTS

Kalamata Greek Grill	4,560 SF	Blue Chip Travel	2,500 SF
Reckdiving	1,500 SF		

### TRAFFIC & FRONTAGE

Traffic Volume:	63,098 on Woodward Ave & E 14 Mile Rd (2020)
	75,413 on Woodward Avenue & E 14 Mile Rd (2020)
Frontage:	165' on Woodward Ave (with 1 curb cut)

Made with TrafficMetrix® Products

# Lease Availability Report

**32552 Woodward Ave**  
Royal Oak, MI 48073 - Royal Oak Submarket



**TRANSPORTATION**

Parking:	27 Surface Spaces are available; Ratio of 3.80/1,000 SF
Airport:	29 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (78)
Transit Score ®:	Minimal Transit (0)

# Lease Availability Report

## 32686 Woodward Ave

Royal Oak, MI 48073 - Royal Oak Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/R...
Year Built:	2019
GLA:	7,770 SF
Floors:	1
Typical Floor:	7,770 SF

### AVAILABILITY

Min Divisible:	1,500 SF
Max Contig:	1,500 SF
Total Available:	1,500 SF
Asking Rent:	\$40.00/NNN

### EXPENSES PER SF

Taxes:	\$5.66 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,500	1,500	1,500	\$40.00/NNN	Vacant	Negotiable

Bailey Schmidt & Associates - Peter Noonan (248) 229-0413

• Woodward Ave Retail Opportunity • Premium Construction • Easy North Bound Access With Dedicated Parking • Excellent Demographics • High Daily Traffic Count • Tremendous Viability

### LEASING COMPANY

Company: Bailey Schmidt & Associates

Contacts: Peter Noonan (248) 229-0413

### TRAFFIC & FRONTAGE

Traffic Volume: 63,098 on Woodward Ave & E 14 Mile Rd (2020)

75,413 on Woodward Avenue & E 14 Mile Rd (2020)

Made with TrafficMetrix® Products

### TRANSPORTATION

Airport: 28 minute drive to Detroit City Airport

Walk Score ®: Very Walkable (78)

Transit Score ®: Minimal Transit (0)